

DOCKET

July 14: Land Use

July 15: Programs & Services; Public Facilities

July 20: Zoning & Planning

Aug. 4: Land Use

Continued

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Monday, July 13, 2015

7:45 PM, Newton City Hall

To be reported on

MONDAY, AUGUST 10, 2015

CITY OF NEWTON

IN BOARD OF ALDERMEN

REFERRED TO LAND USE COMMITTEE

Public Hearings to be assigned for August 11, 2015:

#160-15 TIMOTHY BURKE ARCHITECTURE for ICHIRO ISHIGURO petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to add a second-story addition on an existing 1½-story single-family dwelling, which will increase the Floor Area Ratio from .31 to .44, where .37 is the maximum allowed by right, at 80 DEBORAH ROAD, Ward 8, Newton Centre, on land known as SBL 82, 8, 8, containing approximately 10,990 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

#161-15 WILLIAM WINKLER & KATHRYN KUBIE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to expand an existing driveway located in the front setback to allow parking for two vehicles at 48 HOLMAN ROAD, Ward 4, Auburndale, on land known as SBL 43, 42, ,8, containing approximately 7,620 sf of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-19(g)(1), 30-19(m) of the City of Newton Rev Zoning Ord, 2012.

#162-15 DAVID BELCOURT & NAHMA NADICH petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NON-CONFORMING STRUCTURE by removing an existing one-story rear addition and constructing a new two-story addition four feet wider and removing an existing front landing and constructing in its place a covered porch and stairs, which will increase the existing Floor Area Ratio from .47 to .59, where .46 is the maximum allowed by right, and to reduce the existing nonconforming open space , lot coverage, and side setback at 6 DENNS PLACE, Ward 2, Newton Centre, on land known as SBL 64, 3, 2, containing approximately 3,084 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15 Table 1, 30-15(u)(2) of the City of Newton Rev Zoning Ord, 2012.

- #163-15 DANTE BELLUCI/JOSEPH LIN petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to EXTEND A NONCONFORMING USE to increase the number of seats from 100 to 120 seats and to waive up to eight parking stalls for an existing restaurant at 22 UNION STREET, Ward 6, Newton Centre, on land known as SBL 61, 38, 4, containing approximately 3,617 sf of land in a district zoned BUSINESS 2. Ref: Sec 30-23, 30-23, 30-21(b), 30-11(d)(9), 30-19(d)(13), 30-19(m) of the City of Newton Rev Zoning Ord, 2012, and Special Permit #492-82.
- #164-15 LEABMAN REAL ESTATE SERVICES LLC/DUNCAN & ELIZABETH RICHARDSON petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to remove an existing deck/hot tub and construct in its place a four-season porch with a roof deck at the rear of an existing single-family dwelling, which will increase the Floor Area Ratio from .38 to .40, where .36 is the maximum allowed by right, at 55 MOSSFIELD ROAD, Ward 5 Waban, on land known as SBL 55, 21, 5, containing approximately 13,723 sf of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec 30-24, 30-23, 30-21(b), 30-15((u)(2) of the City of Newton Rev Zoning Ord, 2012.
- Public Hearings to be assigned for Thursday, September 10, 2015:*
- #147-15 BSL NEWTON DEVELOPMENT, LLC/ANDOVER NEWTON THEOLOGICAL SCHOOL petition for a SPECIAL PERMIT/ SITE PLAN APPROVAL and EXTENSION of a NONCONFORMING STRUCTURE to renovate the top two floors of an existing dormitory (Farwell Hall) to include 12 reconfigured dormitory rooms and to use the bottom three floors and a proposed new attached structure for a 51-unit assisted living facility and to waive 28 parking stalls and various dimensional requirements of Sec 30-19 at 157 HERRICK ROAD, Ward 6, Newton Centre, on land known as SBL 65, 19, 45, containing approximately 871,960 square feet of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec 30-24, 30-23, 30-21(b), 30-9(b)(2), 30-5(b)(2), 30-19(d)(4), (d)(5), (h)(1), (2)a and b), (h)(3), (h)(4), (i)(1), (j)(1), (k), and (m) of the City of Newton Rev Zoning Ord, 2012.
- #148-15 INTRUM COPORATION petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to construct a second 60,565 square-foot building to be connected to an existing office building, as well as a one-story parking deck, and to redesign existing parking facilities increasing the number of parking stalls from 215 to 379 at 180 WELLS AVENUE, Ward 8, on land known as SBL 84, 34A, 3, containing approximately 220,097 square feet of land in a district zoned LIMITED MANUFACTURING. Ref: 30-12(g)(2) of the City of Newton Rev Zoning Ord, 2012 and Board Order nos. 276-68(3), 761-69, 734-72 (884-71). NOTE: Accompanying the petition is a request to amend the Deed Restriction adopted by Board Order #276-68(3), dated November 18, 1968, and subsequent amendments be further amended or waived to increase the Floor Area Ratio from .25 to .53, which exceeds the maximum of .25, to waive the minimum 40% open space requirement, and to allow a greater percentage of square footage in the office park to be dedicated to office space.

OTHER COMMUNICATIONS

- #165-15 HIS HONOR THE MAYOR appointing SHANE MARK as Interim Commissioner of the Department of Public Works effective June 30, 2015 for a period not to exceed three months until a permanent replacement is hired or until when the temporary appointment may be extended with Board of Aldermen approval, pursuant to section 3-6 of the City Charter. [06/30/15 @ 5:26 PM]

Zoning Board of Appeals Decision, May 26, 2015:

- #166-15 ZBA #8-15 GARRETT ZELLA & AMY E. DiMARZIO petition for a variance from the side setback requirements to build an attached two-story garage to replace an existing one-story, one-car garage at 47 Larchmont Avenue, Waban.
DENIED

REFERRED TO ZONING & PLANNING COMMITTEE

Appointment by His Honor the Mayor

- #167-15 MEGAN RISEN, 47 Grafton Street, Newton, appointed as a member of the PLANNING & DEVELOPMENT BOARD for a term to expire February 1, 2017. [06/19/15 @ 11:39PM]
- #168-15 THE NEWTON-NEEDHAM CHAMBER OF COMMERCE requesting a discussion of the Metropolitan Area Planning Council's 2015 Wells Avenue Market Study. [07/06/15 @ 5:34PM]
- #169-15 ALD. SANGIOLO requesting a zoning amendment which would require any residential structures in Single Residence or Multi Residence zoning districts built after the demolition of an existing structure conform to new lot standards. [07/02/15 @ 3:20PM]
- #170-15 ALD. HESS-MAHAN, JOHNSON, CROSSLEY AND ALBRIGHT requesting a discussion relative to the HUD Settlement with Supporters of Engine 6, the Fair Housing Center of Greater Boston and the Disability Law Center in conjunction with the Law and Planning Departments, to explain the settlement and possible implications for the Zoning Board of Appeals and the Board of Aldermen in terms of the City's obligation to identify sites and facilitate the creation of, and issue permits for, affordable housing for 9-12 chronically homeless persons in Newton. [07/06/15 @ 4:18PM]

REFERRED TO THE PROGRAMS & SERVICES COMMITTEE

- #171-15 THE ELECTION COMMISSION requesting that the Board of Aldermen order that the following question be placed on the November 3, 2015 ballot: "Shall a commission be elected to revise the charter of the City of Newton?"; and to allow the names of charter commission candidates who have turned in nomination papers with the required 100 certified signatures to be placed on the ballot. [07/06/15 @ 4:17PM]

- #172-15 ALD. HESS-MAHAN AND NORTON on behalf of Susan Mirsky and Guntram Muller, requesting that the following non-binding question be placed on the November 3, 2015 municipal ballot: "Shall Governor Charles Baker instruct the Nuclear Regulatory Commission (NRC) to revoke the operating license of the 42-year old Pilgrim Nuclear Station, 38 miles from Newton in Plymouth, MA, because the safety of the public cannot be assured?" [06/23/15 @ 1:09PM]

REFERRED TO PUBLIC FACILITIES COMMITTEE

Public hearing assigned for July 15, 2015:

- #173-15 EVERSOURCE ENERGY requesting grant of location to install 55' ± of conduit in ELM STREET from Manhole #15996 northwesterly thence turning and running northeasterly to Pole # 137/3A to provide service to 111 Elm Street. [06/15/15 @ 12:04 PM]
- #174-15 HIS HONOR THE MAYOR appointing JAMES McGONAGLE as Commissioner of the Public Works Department effective August 24, 2015, pursuant to §3-3 of the City Charter. (30 days 08/12/15) [07/06/15 @ 3:51 PM]

REFERRED TO PROGRAMS & SERVICES & PUBLIC FACILITIES COMMITTEES

- #141-15(2)) ALD LEARY, CROSSLEY, BROUSAL-GLASER, SANGIOLO, DANBERG, HESS-MAHAN, NORTON & YATES requesting a resolution to the State Legislature in support of House Bill 2870, an Act relative to protecting consumers of gas and electricity from paying for leaked and unaccounted for gas. [06/18/15 @ 4:50 PM]

REFERRED TO FINANCE COMMITTEE

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #133-15 HIS HONOR THE MAYOR requesting authorization to enter into negotiations for the potential lease on city properties for purposes of third-party construction, ownership, and operation of on-site renewable solar energy generation from which the City will purchase electric output and/or net metering credits. [05/11/15 @ 5:00 PM]

The following item was filed after the close of the docket and requires a suspension of the Rules to be referred to Committee:

REFERRED TO PUBLIC FACILITIES AND FINANCE COMMITTEES

- #175-15 HIS HONOR THE MAYOR requesting authorization to appropriate and expend one hundred six thousand six hundred seventy-five dollars (\$106,675) from the Energy Stabilization Account to purchase Class 1, New England Certified Renewable Energy Credits (RECs). [07/08/15 @ 1:47 PM]

The following item was filed after the close of the docket and requires a suspension of the Rules to be referred to Committee:

#176-15 HIS HONOR THE MAYOR requesting authorization to transfer the sum of fifteen thousand dollars (\$15,000) from the Department of Public Works Stormwater Cleaning Catch Basins Account to the Department of Public Works Stormwater Wages for the purposes of funding additional work that was done toward the end of the fiscal year on stormwater infrastructure. [07/08/15 @ 1:47 PM]

The following item was filed after the close of the docket and requires a suspension of the Rules to be referred to Committee:

#177-15 HIS HONOR THE MAYOR requesting authorization to appropriate of five thousand one hundred sixty-two dollars and twenty- two cents (\$5,162.22) from the Workers' Compensation Trust Fund for a claim of loss of function as a result of a left shoulder rotator cuff tear suffered in a work related injury. [07/08/15 @ 1:46 PM]

The location of this meeting is handicap accessible and reasonable accommodations will be provided to persons requiring assistance. If you need a special accommodation, *please contact Jini Fairley, at least two days in advance of the meeting: jfairley@newtonma.gov, or 617-796-1253. For Telecommunications Relay Service dial 711.*